112.0	0003	0008.B	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	894,400 / 894,400
					USE VALUE:	894,400 / 894,400
					ASSESSED:	894,400 / 894,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
16		JAMES ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CARVELLO PASQUALE J--ETAL	
Owner 2:	VERA MARYELLEN	
Owner 3:		
Street 1:	16 JAMES ST	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry: / Own Occ: Y
Postal:	02474	Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 10,414 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1950, having primarily Clapboard Exterior and 2342 Square Feet, with 2 Units, 1 Bath, 1 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	10414.000	378,800	2,900	512,700	894,400
Total Card	0.239	378,800	2,900	512,700	894,400
Total Parcel	0.239	378,800	2,900	512,700	894,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 381.90 | /Parcel: 381.9

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct	71077
GIS Ref	
GIS Ref	
Insp Date	10/16/18

!8677!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 112.0-0003-0008.B

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	378,900	2900	10,414.	512,700	894,500	894,500	Year End Roll	12/18/2019
2019	101	FV	284,500	3000	10,414.	505,400	792,900	792,900	Year End Roll	1/3/2019
2018	101	FV	284,500	3000	10,414.	388,200	675,700	675,700	Year End Roll	12/20/2017
2017	101	FV	284,500	3000	10,414.	366,200	653,700	653,700	Year End Roll	1/3/2017
2016	101	FV	284,500	3000	10,414.	336,900	624,400	624,400	Year End	1/4/2016
2015	101	FV	277,900	3100	10,414.	314,900	595,900	595,900	Year End Roll	12/11/2014
2014	101	FV	277,900	3100	10,414.	290,000	571,000	571,000	Year End Roll	12/16/2013
2013	101	FV	300,200	7300	10,414.	290,000	597,500	597,500		12/13/2012

PRINT

Date	Time
12/10/20	23:13:29

LAST REV

Date	Time
09/04/19	10:46:42
apro	
8677	

USER DEFINED

Prior Id # 1:	71077
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CARVELLO PASQUA	22754-174		12/22/1992		99	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/4/2001	282	Addition	100,000	C				ADD 2ND FLOOR

ACTIVITY INFORMATION

Date	Result	By	Name
10/16/2018	Inspected	CC	Chris C
9/17/2018	MEAS&NOTICE	CC	Chris C
2/19/2013	Inspected	BR	B Rossignol
2/27/2009	Measured	189	PATRIOT
5/17/2002	Permit Visit	PM	Peter M
2/7/2000	Measured	264	PATRIOT
12/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10414		Sq. Ft.	Site		0	70.	0.70	6									512,692						512,700	

Total AC/HA: 0.23907 | Total SF/SM: 10414 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 512,692 | Spl Credit | Total: 512,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	6 - Slab		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	LT GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1950	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Good

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.09833479
Const Adj.:	0.97990203
Adj $ / SQ:	134.533
Other Features:	103272
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	465375
Depreciation:	86560
Depreciated Total:	378815

COMMENTS

SHED TO BE REBUILT AFTER STORM TOPPLED TREE ONTO SHED. OF= XTRA SHOWER IN FBATH.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	8	BRs:	3	Baths:	1				HB	1	

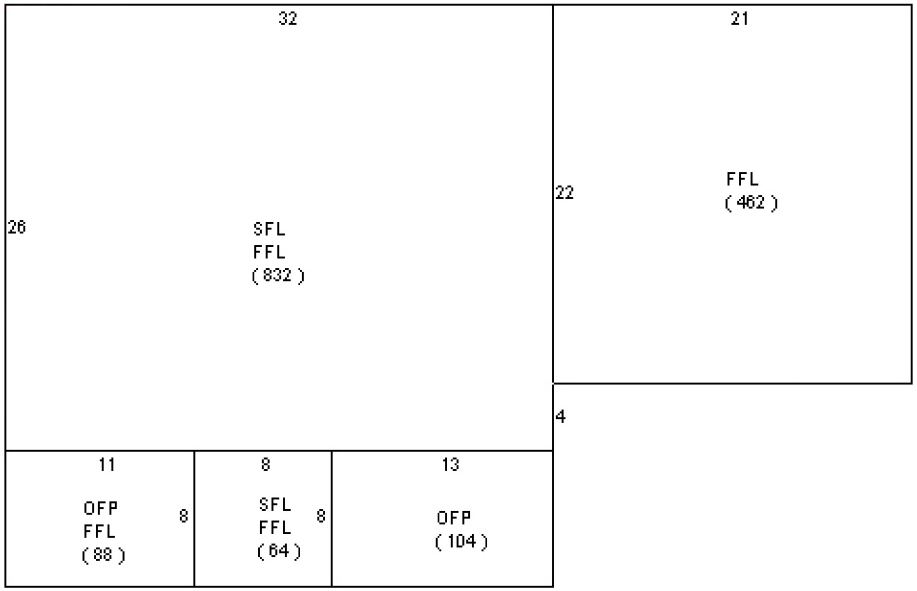
REMODELING

Exterior:	
Interior:	
Additions:	2001
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	
Totals			
1	8	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	147.99
Special Features:	0	Val/Su Net:	149.49
Final Total:	378800	Val/Su SzAd	161.74

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,446	134.530	194,534
SFL	Second Floor	896	134.530	120,541
OFP	Open Porch	192	24.590	4,721
	Net Sketched Area:	2,534	Total:	319,796
Size Ad	2342	Gross Are	2534	FinArea 2342

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 112.0-0003-0008.B

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	12X16	A	AV	1990	0.00	T	23.2	101						
19	Patio	D	Y	1	53X24	A	GD	2004	2.54	T	9	101			2,900			2,900

More:	N	Total Yard Items:	2,900	Total Special Featues:		Total:	2,900